Commissioner Wagner noted the Commission cannot dictate where the school bus stop will be and that he is in agreement to having a sidewalk on Barber Hill Road.

Commissioner Bonzani made a motion to approve Application 20-04P with the following conditions:

1. This approval is for 19 lots, numbered 1-19.

2. Concrete sidewalks, built to Town specifications, shall be installed on easterly side of the new street and 400 feet along Barber Hill Road on the subject property.

3. Drainage and construction for this subdivision is subject to the approval of the Town Engineer.

4. All lots shall be serviced by on-site septic systems. Septic system final design(s) must be submitted to and approved by the Environmental Health Officer prior to filing of mylars and issuance of building permits.

5. Water shall be supplied to this subdivision by CT Water.

6. This application is subject to the condition of approval of the Inland Wetlands Agency/Conservation Commission including bonds in the amount of $25,000 for establishment and maintenance of erosion and sediment controls; $30,000 for the establishment of the stormwater pond and system; $15,000 for installation and successive wetland plantings that are proposed.

7. Street lighting shall be installed on streets and at intersections in accordance with the policy established by the Chief of Police. Street lighting is to be coordinated with the Chief of Police.

8. Street names and locations of fire hydrants are subject to the approval of the Fire Marshal of the Town of South Windsor. Street names and supporting posts shall be installed by the developer in conformance with the standards of the Town of South Windsor, at no expense to the Town.

9. A liability insurance policy shall be submitted to this Commission naming the Town of South Windsor as an insured, with a combined single limit for bodily injury and/or property damage in the amount of $1,000,000.

10. Trees within the street trees easement and any other trees on land that is currently or will in the future become Town-owned land are to be planted in accordance with the enclosed Tree Planting Specifications.

11. Prior to commencement of any site work, a preconstruction meeting must be held with Town Staff.

12. All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.

13. All easements for conservation purposes, drainage or utilities, that may be required in connection with the approval of this subdivision, must be submitted on standard Town easement form where appropriate, to this Commission prior to filing the mylars and issuance of building permits. All deeds for open space, public improvements and roadways must be submitted prior to request for Town acceptance; all deeds must be in accordance with the policy for accepting deeds and must be approved by the Engineering Department and Town Attorney.

14. Footing drains are required for each house. Prior to the building of any structure on a lot, a topographic map, drawn to a scale of 1” = 40’, shall be submitted for each lot in the subdivision, showing proposed contours, elevations and the location of the footing drains. No building permits will be issued until the proposed contours, floor elevations and location of footing drains have been approved by the Town Engineer.
15. If, for any reason, finished grading and other individual lot site work is not completed, the Town Engineer shall determine the amount of a cash bond to ensure final grading and site work. This cash bond must be submitted prior to issuance of a Certificate of Occupancy.

16. Quantity estimates must be submitted to the Town Engineer (on the enclosed form) for the purpose of determining subdivision bonding. All bonds shall conform to the enclosed bond policy and shall be posted prior to filing the final plans in the Town Clerk’s office.

If the developer chooses to submit a Letter of Credit for a one year term, said Letter of Credit must be renewed on a yearly basis until completion of the development. If a new Letter of Credit has not been received within 30 days before the expiration date, the Commission may, at its option, call the Letter it is holding.

17. A drainage assessment fee in the amount of $950.00 shall be submitted to this Commission.

18. No building permits will be issued until all modifications have been complied with, and the final plans have been filed in the Town Clerk's office.

19. The Town Engineer’s review comments dated 6/23/20 must be incorporated in the final plans.

20. The parking area to be relocated south of the powerlines shall be surrounded with heavy wood rails with a couple of openings for walkers and adequate room to turn around.

Commissioner Flagg seconded the motion.

Commissioner Wagner added a condition:

21. Sufficient room for access to the open space shall be provided between residential lots 9 and 10, including around the area of the detention pond.

Commissioner Bonzani accepted the friendly amendment. Commissioner Flagg seconded the amendment. The motion carried and the vote was unanimous.

BONDS: Callings/Reductions/Settings


OLD BUSINESS:  see page 3

APPLICATIONS OFFICIALLY RECEIVED:

1. Appl. 20-36P, Kebalo Office Temporary & Conditional - request for renewal of a two-year temporary and conditional permit for the Kebalo Electric Company office located at 175 Wheeler Road, A-20 zone

2. Appl. 20-37P, Twin Manufacturing Company - request for a site plan modification to add approximately 9,500 sf to the rear of the existing facility, on property located at 273 Chapel Road, I-291 CD zone

3. Appl. 20-30P, Windsor Federal Savings & Loan Association – request for Site Plan of Development for 2,682 sf building, on property to be known as 176 Deming Street (formally 395 Buckland Road), RC zone


5. Appl. 20-40P, Progressive Sheet Metal LLC - request for a site plan modification to add approximately 3,230 sf to the existing facility, on property located at 49 Mascolo Road, I zone
OTHER BUSINESS:

CORRESPONDENCE / REPORTS:

ADJOURNMENT:

Motion to adjourn the Regular Meeting at 9:25 p.m. was made by Commissioner Flagg. Seconded by Commissioner Bonzani. The motion passed and the vote was unanimous.

Respectfully Submitted,

Lauren L. Zarambo
Recording Secretary